

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	111 Eldred Ave.	Date:	August 26, 2015
Perm. Parcel No:	811-17-018	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Rosemarie Krause	Maximum Occupancy:	6 persons
Mail to:	Leonard Krause	Property:	Legal Conforming [X]
	1774 Greenwich Milan Townline		Legal Non-Conforming []
	Norwalk, OH 44857		Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**NOTE:** The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

**NOTE:** *This is in bad shape and needs a total rehab inside and out.*

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, garbage or debris on property, especially in the backyard.
2. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
3. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
4. Remove wood deck on front porch and rebuild back steps.

**GARAGE:**

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof.
3. Replace the overhead door with a new door.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT**

Inspector: Robert Brown

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**EXTERIOR ITEMS:**

1. Replace all gutters and downspouts.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. Replace all obsolete windows with new replacement windows.
4. All exterior light fixtures must be properly maintained and operate normally. Replace all exterior lights.
5. All exterior receptacles must be GFCI protected and weather-proof.
6. Repair the damage to the tree lawn, front lawn and rear lawn using top soil if necessary and seed the area.
7. Replace the front and side exterior doors and frames with new door assembly.
8. Trim all trees, bushes and/or shrubbery on the property, especially off house and garage.
9. Cut and maintain the grass on a regular interval on this property.

**GENERAL GARAGE ITEMS:**

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. All electrical outlets in walls must be GFCI protected (except freezers).
3. Electrical wiring in walls must be in conduit.
4. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
5. Make all necessary repairs to the garage window(s) and related frames and trims.
6. Replace man door and frame.

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Replace the left side of the driveway apron. Aprons must be replaced with reinforced concrete in the minimum thickness of 6-inches for residential property and 8-inches for commercial property. Asphalt aprons shall not be approved. NOTE: If the curb is broken or missing, either in whole or in part, in the apron area, then the curb will have to be replaced or repaired along with the apron work. New curb sections must be excavated to a depth of 18-inches and must be dowelled in to adjacent curb sections. Call the Building Department for more direction on this work.
2. Remove and the entire driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
3. Replace 3 squares of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
4. Level 1 squares of public sidewalk.

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**GENERAL ELECTRICAL ITEMS:**

1. The panel must be grounded to the street side of water meter with #4 solid copper wire. Install a new electric mast and service.
2. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
3. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
4. All unused or defective electrical fixtures or equipment must be completely removed throughout.
5. All taps and splices must be enclosed in work box with correct cover.
6. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
7. Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
8. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
9. All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

**GENERAL PLUMBING ITEMS:**

1. Hot water tanks must be equipped with dielectric nipples or unions at water inlets and outlets.
2. Hot water tanks must be equipped with T & P relief valve with  $\frac{3}{4}$ " copper or galvanized discharge piping terminating 2" – 6" from floor.
3. Install an air admittance valve and p-trap under kitchen sink.

**GENERAL HVAC ITEMS:**

1. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.

**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
3. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
4. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
5. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
6. Scrape and paint the basement walls with block-filler paint.
7. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.
8. Replace the basement windows with new, vented glass block assemblies.
9. Replace the basement door to the exterior with a new exterior door assembly.

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**KITCHEN ITEMS:**

1. Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
2. GFCI-protected electrical outlets must be present on both sides of the sink.
3. All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
4. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
5. Replace the dilapidated kitchen cabinets.

**BATH ITEMS-REMODEL:**

1. Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
2. Flooring must be smooth and water-tight. Remove the carpeting. Install a new tile floor.
3. Install a new watertight enclosure around the tub & shower unit after making necessary repairs to walls.
4. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
5. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
6. Properly install the lavatory and tub drain assembly.
7. Caulk base of toilet leaving 1/2" in rear without caulk.
8. Caulk backsplash of sink.

**BASEMENT - BATH ITEMS:**

**NOTE:** Remove basement shower and toilet.

**INTERIOR ITEMS:**

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting throughout and disinfect the floor surfaces.
4. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor as needed.
5. Install a new smoke detector on the first floor and in all sleeping rooms.
6. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*